



CITY OF
TUCSON

DEPARTMENT OF
URBAN
PLANNING &
DESIGN

January 17, 2006

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: SUPPLEMENT NO. 36 TO THE *LAND USE CODE (LUC)*

Dear Subscriber:

Enclosed is Supplement No. 36 to your copy of the City of Tucson *Land Use Code (LUC)*. An explanation of the revisions included in this Supplement is also enclosed.

This Supplement includes Ordinance No. 10225 Perishable Goods Manufacturing, adopted by the Mayor and Council on December 13, 2005. In addition, some minor formatting errors have been corrected.

Please recycle and replace pages in your *LUC* as follows.

<i>Article II. Zones</i>		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Division 7. Industrial Zones	108,109	108,109
<i>Appendices</i>		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Appendix 1 - Checklist of Up-to-Date Pages	1-3	1-3

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Ramona Williams
Secretary

Enclosures: Summary of Amendment
 Supplement No. 36

TUCSON LAND USE CODE (LUC) - SUPPLEMENT NO. 36

SUMMARY OF AMENDMENTS

ORDINANCE NO. 10225

ORDINANCE NO. 10225 (Adopted on December 13, 2005 and Effective on December 13, 2005)

The adopted amendment is located in *Article II, Industrial Zones, Division 7, "I-1" Light Industrial Zone, Section 2.7.2.2, Permitted Land Uses*. See Attachment B. Staff proposes including Perishable Goods Manufacturing as a permitted use subject to various performance criteria ranging from access requirements to restrictions on smoke, odors, liquid and solid waste, etc. See Attachment C. With this change, soft drink bottling plants on property zoned I-1 will be allowed as they are in the P-I and I-2 zones and the Kalil and Pepsi bottling plants will regain conforming use status. In addition, the processing and packaging of food products and other goods that are susceptible to spoilage or decay will continue not to be allowed in the I-1 zone.

2.7.2 "I-1" LIGHT INDUSTRIAL ZONE.

2.7.2.1 Purpose. This zone provides for industrial uses, that do not have offensive characteristics, in addition to land uses allowed in more restrictive nonresidential zones.

2.7.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Industrial Use Group, Sec. [6.3.6](#)

1. Craftwork "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
2. General Manufacturing "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
3. Motion Picture Industry "[34](#)", subject to: Sec. [3.5.5.1](#).A, .B, .E, .F, and .H and Sec. [3.5.5.4](#)
4. Perishable Goods Manufacturing "[33](#)", subject to: Sec. [3.5.5.2](#).A and .B and Sec. [3.5.5.1](#).B, .D, .E, .F, and .H
5. Precision Manufacturing "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
6. Processing and Cleaning "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
7. Salvaging and Recycling "[34](#)", subject to: Sec. [3.5.5.6](#).B and .D (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §6, 11/24/03)
8. Salvaging and Recycling, limited to household goods donation center, "[34](#)", subject to: Sec. [3.5.5.6](#).B and .F; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#)

(Ord. No. 8864, §1, 4/28/97; Ord. No. 9915, §6, 11/24/03; Ord. No. 10225, §1, 12/13/05)

B. Civic Use Group, Sec. [6.3.4](#)

1. Civic Assembly "[34](#)"
2. Cultural Use "[34](#)"
3. Educational Use: Instructional School "[34](#)"
4. Educational Use: Postsecondary Institution "[34](#)"
5. Membership Organization "[34](#)"
6. Postal Service "[34](#)"
7. Religious Use "[34](#)"

C. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[34](#)"
2. Alcoholic Beverage Service "[34](#)", subject to: Sec. [3.5.4.19](#).C
3. Animal Service "[34](#)"
4. Automotive - Service and Repair "[34](#)"

CITY OF TUCSON *LAND USE CODE*
ARTICLE II. ZONES
DIVISION 7. INDUSTRIAL ZONES
"I-1" LIGHT INDUSTRIAL ZONE

5. Billboard "[32](#)", subject to: Sec. [3.5.4.26](#) and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
 6. Building and Grounds Maintenance "[34](#)"
 7. Communications "[34](#)", subject to: Sec. [3.5.4.20](#).A or Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
 8. Construction Service "[34](#)"
 9. Day Care "[34](#)"
 10. Entertainment "[34](#)", subject to: Sec. [3.5.4.4](#).A, .B, .C, and .D and Sec. [3.5.4.19](#).C
 11. Financial Service "[34](#)"
 12. Food Service "[34](#)", subject to: Sec. [3.5.4.6](#).C
 13. Funeral Service "[34](#)"
 14. Medical Service - Extended Health Care "[34](#)"
 15. Medical Service - Major "[34](#)"
 16. Medical Service - Outpatient "[34](#)", subject to: Sec. [3.5.4.8](#).B
 17. Parking "[34](#)"
 18. Personal Service "[34](#)"
 19. Research and Product Development "[34](#)"
 20. Technical Service "[34](#)"
 21. Trade Service and Repair, Major, "[34](#)", subject to: Sec. [3.5.4.15](#)
 22. Trade Service and Repair, Minor, "[34](#)"
 23. Transportation Service, Land Carrier, "[34](#)"
 24. Travelers' Accommodation, Lodging, "[34](#)"
- D. Recreation Use Group, Sec. [6.3.7](#)
1. Golf Course "[1](#)"
 2. Recreation "[34](#)"
- E. Residential Use Group, Sec. [6.3.8](#)
1. Residential Care Services: Shelter Care - victims of domestic violence "[35](#)", subject to: Sec. [3.5.7.8](#).A, .C.3, and .D

APPENDIX 1

Checklist of Up-to-Date Pages

The following listing is included in this Code as a guide for the user to determine whether the Code volume properly reflects the latest print of each page.

In the first column, all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. When a page has been reprinted or printed as part of the supplement service, this column reflects the Supplement Number which is printed on the bottom of the page.

Page No.	Supplement No.	Page No.	Supplement No.
i, ii	22	68, 69	32
iii, iv	32	70, 71	32
v, vi	32	72, 73	32
vii, viii	16	74, 75	32
1, 2	32	76, 77	32
3, 4	32	78, 79	32
5	32	80, 81	32
6, 7	32	82, 83	32
8, 9	32	84	32
10, 11	32	85, 86	32
12, 13	32	87, 88	32
14, 15	32	89, 90	32
16, 17	32	91, 92	32
18, 19	32	92.1	32
20, 21	32	93, 94	32
22, 23	32	95, 96	32
24, 25	32	97, 98	32
26, 27	32	99, 100	32
28	32	101, 102	32
29, 30	32	103	32
31, 32	32	104, 105	32
33, 34	32	106, 107	32
35, 36	32	108, 109	36
37, 38	32	110, 111	32
38.1	deleted	112, 113	32
39, 40	32	114, 115	32
41, 42	32	116, 117	32
43, 44	32	118	32
45, 46	32	119, 120	32
46.1	32	121, 122	32
47, 48	32	123, 124	32
49, 50	32	125, 126	32
50.1	32	127, 128	32
51, 52	32	129, 130	32
52.1	32	131, 132	32
53, 54	32	133, 134	32
55, 56	32	135, 136	32
57, 58	32	137, 138	32
59, 59.1	32	139, 140	32
60, 61	32	141, 142	32
62, 63	32	143, 144	32
64, 65	32	145, 146	34
66, 67	32	147, 148	34

Page No.	Supplement No.	Page No.	Supplement No.
149, 150	34	230, 231	30
151, 152	34	232, 233	30
153, 154	34	234, 235	30
155, 155.1	34	236, 237	26
155.2, 155.3	34	238	26
155.4, 155.5	34	239, 240	11
155.6, 155.7	34	241, 242	11
155.8, 155.9	34	243, 244	26
156, 157	32	245, 246	11
158, 159	32	247, 248	23
160, 161	32	249, 250	23
161.1	deleted	251, 252	23
162, 163	32	253, 254	23
164, 165	32	255, 256	32
166, 167	32	257, 258	23
168, 169	32	259, 260	32
170, 171	32	261, 262	23
172, 173	32	263, 264	32
174, 175	32	265, 266	32
176, 177	32	267, 268	23
178, 179	32	269, 270	32
179.1, 179.2	32	271, 272	32
179.3, 179.4	32	272.1, 272.2	32
179.5, 179.6	32	273, 274	32
179.7, 179.8	32	275, 276	32
179.9, 179.10	32	276.1, 276.2	32
179.11, 179.12	32	276.3, 276.4	23
180	32	276.5, 276.6	32
181, 182	11	276.7, 276.8	32
183, 184	30	276.9, 276.10	32
185, 186	11	277, 278	26
187, 188	23	279, 280	32
189, 190	22	281, 282	22
191, 192	11	283, 284	11
193, 194	22	285	32
195, 196	14	286, 287	32
197, 198	11	288, 289	33
199, 200	30	290, 291	33
201, 202	35	292, 293	33
203, 204	35	294, 295	33
205, 206	11	296, 297	33
207, 208	11	298, 298.1	33
209, 210	11	299, 300	26
211, 212	16	301, 302	23
213, 214	17	303, 304	20
215	11	305, 306	20
216, 217	32	307, 308	20
217.1	22	309, 309.1	32
218, 219	11	310, 311	32
220, 221	22	312, 313	32
222, 223	11	314, 315	23
224, 225	32	316	23
226, 227	32	317, 318	32
227.1	26	319	23
228, 229	11	320, 321	32

Page No.	Supplement No.	Page No.	Supplement No.
322, 323	33	421	Deleted
324, 325	32	422, 423	32
326, 327	32	423.1	32
328, 329	32	424	11
330, 331	32	425, 426	34
332, 333	32	427, 428	34
334, 335	32	429, 430	34
335.1, 335.2	32	431, 432	34
335.3, 335.4	32	433, 434	34
336, 337	32	435, 436	34
338, 339	32	437, 438	34
339.1	32	439, 440	34
340, 341	32	441, 442	34
342, 343	32	443, 444	34
344, 345	32	445, 446	34
346, 347	32	447, 448	34
347.1	32	449, 450	34
348, 349	32	451, 452	34
350, 350.1	32	453, 454	34
351, 352	32	455, 455.1	34
353, 354	32	455.2	Deleted
355, 356	32	456, 457	11
357, 358	32	458, 459	11
359	32	460, 461	32
360	Deleted	462, 463	24
361, 362	Deleted	464, 465	16
363, 364	Deleted		
365, 366	Deleted	500, 501	34
367, 368	Deleted	502, 503	34
369, 370	Deleted	504, 505	34
371, 372	Deleted	506, 507	34
373, 374	Deleted	508, 509	34
375, 376	Deleted	510	34
377, 378	Deleted	511	Deleted
379, 380	Deleted		
381, 382	Deleted	[1], [2]	36
383, 384	Deleted	[3]	36
385, 386	Deleted		
387, 388	Deleted		
389, 390	Deleted		
391, 392	Deleted		
393, 394	Deleted		
395, 396	Deleted		
397, 398	Deleted		
399, 400	Deleted		
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419, 420	Deleted		

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